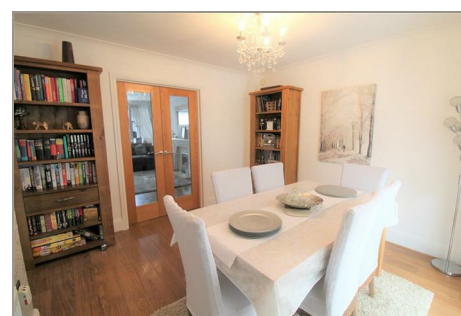




35 Row Moor Way

Norton Heights, Stoke-On-Trent, ST6 8BP

Its time to get your ducks in a ROW because your home search is now over. I have the property you have been waiting to come to market, the perfect family home in a great location. Head to ROW Moor Way and discover this sizeable four bedroom detached property waiting for a new owner. The accommodation comprises lounge, dining room, modern fitted kitchen, conservatory, four bedrooms, family bathroom and en-suite. Externally the property benefits from ample off road parking and a integral garage. To the rear the property has a large paved patio and lawned area. Located on the popular Norton Heights development, close to local amenities, schooling and towpaths leading to the nature reserve. Is your ROW in order??? Because this one won't be around for long! Call today to book a viewing.

Asking Price £275,000

35 Row Moor Way

Norton Heights, Stoke-On-Trent, ST6 8BP



- SPACIOUS DETACHED PROPERTY
- CONSERVATORY
- INTEGRAL GARAGE
- POPULAR LOCATION
- LOUNGE & DINING ROOM
- FOUR BEDROOMS
- OFF ROAD PARKING
- MODERN FITTED KITCHEN
- FAMILY BATHROOM & EN-SUITE
- ENCLOSED REAR GARDEN

GROUND FLOOR

Entrance Hall

17'4" x 5'8" (5.29 x 1.73)

The property has a double glazed entrance door to the front aspect. Stairs leading to the first floor. Porcelain tiled flooring. Access into the garage and radiator.

Cloakroom

5'2" x 3'4" (1.59 x 1.04)

A double glazed window overlooks the side aspect. Low level W.C and vanity hand wash basin. Partly tiled walls and ladder style towel radiator.

Lounge

17'10" x 11'6" (5.44 x 3.53)

A double glazed window overlooks the front aspect with double doors leading into the dining room. Fireplace housing gas fire. Television point and two radiators.

Dining Room

11'1" x 10'6" (3.38 x 3.22)

Double glazed sliding patio doors lead into the conservatory. Radiator.

Kitchen

15'9" x 9'1" (4.81 x 2.78)

A double glazed window overlooks the rear aspect coupled with a double glazed access door out to the rear. Fitted with a range of wall and base storage units with inset asterite sink unit and side drainer. Coordinating granite work surface areas with integrated double electric oven and five ring gas hob with cooker hood above. Integrated fridge and dishwasher. Under stairs storage cupboard, porcelain tiled flooring and vertical height radiator. Ceiling spot lights and under base unit lighting.

Conservatory

11'3" x 11'1" (3.45 x 3.38)

A double glazed UPVC conservatory with windows overlooking the side and rear aspect coupled with double doors leading out to the rear garden. Radiator and tiled flooring.

FIRST FLOOR

First Floor Landing

Airing cupboard and loft access hatch.

Bedroom One

13'7" x 11'7" (4.15 x 3.54)

A double glazed window overlooks the front aspect. Fitted wardrobes, television point and radiator.

En-Suite

8'7" x 2'11" (2.62 x 0.90)

A double glazed window overlooks the side aspect. Fitted with a suite comprising shower unit, vanity hand wash basin and low level W.C. Partly tiled walls, extractor fan and ladder style towel radiator.

Bedroom Two

13'1" x 11'8" (4.00 x 3.58)

A double glazed window overlooks the front aspect. Television point and radiator.

Bedroom Three

10'5" x 10'2" (3.18 x 3.11)

A double glazed window overlooks the rear aspect. Television point, fitted wardrobes and radiator.

Bedroom Four

9'6" x 8'4" (2.91 x 2.55)

A double glazed window overlooks the rear aspect. Radiator.

Bathroom

7'5" x 5'8" (2.27 x 1.74)

A double glazed window overlooks the rear aspect. Fitted with a suite comprising bath with shower over, low level W.C and wash hand basin. Fully tiled walls, extractor fan and radiator.

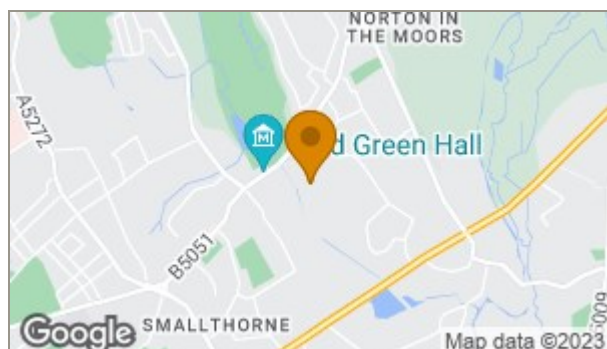
EXTERIOR

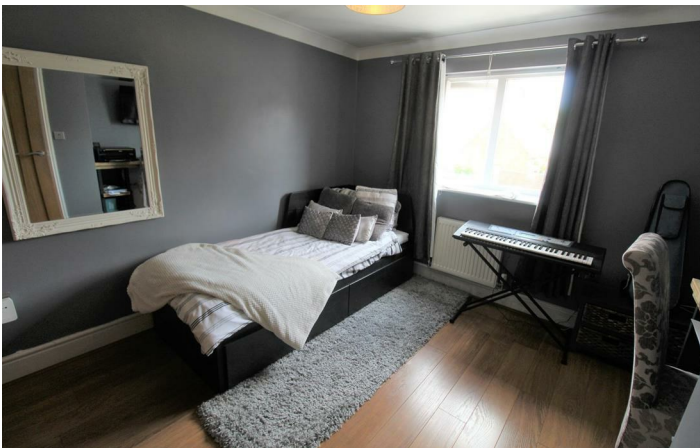
To the front there is a large tarmac driveway leading to the integral garage. To the rear the property has a large paved patio area, stepped up to a raised lawned area with decked seating area. Flower bed borders and enclosed by panelled fencing. Access to the front and garden storage to the side.

Integral Garage

16'7" x 8'5" (5.08 x 2.57)

Up and over door with power and lighting. Space and plumbing for washing machine, tumble dryer and freezer. Wall mounted central heating boiler.





Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

